



Town Council Agenda Report

SUBJECT: ORDINANCE (first reading)

TITLE OF AGENDA ITEM:

ZB 7-1-99 - Davie Builders, LLC, Petitioner / Alpha Baptist Church, Inc., George Janica, Anthony Galletta, Ralph Gross, Deborah Gross, Virginia Ann Loecher, John Loecher, Jr., and Deborah Bell, Owners

REPORT IN BRIEF:

This is an ordinance authorizing the rezoning of property from A-1, Agricultural, and CF, Community Facilities, to R-5, Low Medium Density Dwelling, and A-1 Agricultural to CF, Community facilities, in order to construct 81 single family units and a separate church facility.

The existing land use designation for the subject site, is Residential (3 du/ac). Typically, the R-5 zoning district would not be permitted in the Residential (3 du/ac) land use designation. However, the petitioner has requested the utilization of reserve units which would allow the R-5 district in the Residential (3 du/ac) land use designation. Currently there are available reserve units to accommodate this request. The petitioner has also sufficiently demonstrated that the proposed rezoning and request for reserve units will have no negative affect on the school system, roadway network or infrastructure.

Background: The subject site was part of a previous Town and County land use plan amendment request in December 1998, which sought to allow for up to 10 units per acre. The Planning and Zoning Board recommended approval with conditions, and the Town Council denied the request. This request did not continue on the Broward County Planning Council.

Purpose of Request: To rezone 19.8 (net site area) from A-1 and CF to R-5, and 3.7 gross acres A-1 to CF, to accommodate development of 81 detached single family units and a church.

Significant Impacts: There are no significant impacts to the affected school facilities or roadway network.

Conclusion: The proposed rezoning is consistent with the surrounding uses and is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

PREVIOUS ACTIONS:

At the August 11, 1999, Planning and Zoning Board meeting, the Board recommended approval (3-1, Mr. Greb dissenting, Mr. Kuvin absent), subject to a voluntary amended application. [Condition of amended application: 1) The petitioner limit 50% of the total number of units to 3 bedrooms or less, 2) the request for 18 reserve units subject to the restrictive covenant limiting the property to 81 dwelling units, and 3) the approval of variance V 7-2-99.]

The Planning and Zoning Division therefore recommends approval of the requested rezoning from A-1, Agricultural & CF, Community Facilities to R-5, Low Medium Density Dwelling; and from A-1, Agricultural to Community Facilities subject to the small scale land use plan amendment (LABC (SS) 99-4A). In addition, staff also recommends approval of the request for 18 reserve units as permitted by Broward County, subject to a restrictive covenant that limits the Future Residential property to 81 dwelling units, with a finding that the request is consistent with Comprehensive Plan objectives and is in harmony with the general intent and purpose of the code.

CONCURRENCES:

The petitioner should be required to voluntarily provide a declaration of restrictions limiting the proposed use to no more than 81 detached single family homes, and limit the total number of units that no more than 50% of the units can be 4 bedrooms or less.

FISCAL IMPACT:

Is appropriation required? No

Funding appropriated? No

RECOMMENDATION(S):

Motion to approve the Ordinance.

ATTACHMENTS:

Ordinance with back-up, Land Use Map, Subject Site Map, and Aerial.

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT AND CF, COMMUNITY FACILITIES DISTRICT, TO R-5, LOW MEDIUM DENSITY DWELLING DISTRICT, AND A-1, AGRICULTURAL DISTRICT TO CF, COMMUNITY FACILITIES DISTRICT, OF THE TOWN OF DAVIE CODE; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from A-1, Agricultural District, and CF Community Facilities, to R-5, Low Medium Density Dwelling District; and A-1, Agricultural District to CF, Community Facilities District,

WHEREAS, said notice was given and publication made as required by law on August 4, 1999, and a public hearing thereunder was held on September 1, 1999.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from A-1, Agricultural District and CF, Community Facilities District to R-5, Low Medium Density Dwelling District; and A-1, Agricultural District to CF Community Facilities District:

a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 2. That the owner has voluntarily executed a deed restriction on the property described in Section 1:

a. The deed restriction is described in Exhibit "B", which is attached hereto and made a part hereof.

SECTION 3. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as R-5, Low Medium Density Dwelling District; and CF, Community Facilities District.

SECTION 4. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 6. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 1999.

PASSED ON SECOND READING THIS _____ DAY OF _____, 1999.

ATTEST:

TOWN CLERK

MAYOR/COUNCILMEMBER

APPROVED THIS _____ DAY OF _____, 1999.

EXHIBIT "A"

LEGAL DESCRIPTION: CHURCH PROPERTY

A PORTION OF TRACTS 26 AND 31 OF "THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" OF SECTION 33, TOWNSHIP 50 SOUTH RANGE 41 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 67 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 33; THENCE RUN NORTH 01 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 904.04 FEET; THENCE RUN SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01 DEGREES 54 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 247.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 31; THENCE RUN SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 453.00 FEET; THENCE RUN NORTH 01 DEGREES 54 MINUTES 10 SECONDS WEST ALONG A LINE 67.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 31 AND 26 FOR A DISTANCE OF 360.60 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 54 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 453.00 FEET; THENCE RUN SOUTH 01 DEGREES 54 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 113.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 163,351 SQUARE FEET.

LEGAL DESCRIPTION: RESIDENTIAL PROPERTY

A PORTION OF TRACTS 23, 26 AND 31 OF "THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" OF SECTION 33, TOWNSHIP 50 SOUTH RANGE 41 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 67 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 33; THENCE RUN NORTH 01 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 904.04 FEET; THENCE RUN SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 780.00 FEET; THENCE RUN NORTH 01 DEGREES 54 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 113.10 FEET; THENCE RUN SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 453.00 FEET; THENCE RUN NORTH 01 DEGREES 54 MINUTES 10 SECONDS WEST ALONG A LINE 67.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 31, 26 AND 23 FOR A DISTANCE OF 529.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 23; THENCE RUN NORTH 87 DEGREES 54 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1233.00 FEET; THENCE RUN SOUTH 01 DEGREES 54 MINUTES 10 SECONDS EAST ALONG A LINE 20.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 742.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 864,264 SQUARE FEET.

EXHIBIT B

Petitioner to provide the required voluntary declaration of restrictions, with original signatures, at the time of second reading of this ordinance.

TOWN OF DAVIE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
PLANNING REPORT

SUBJECT: Rezoning ZB 7-1-99

APPLICANT: Davie Builders, LLC, Petitioner / Alpha Baptist Church, Inc., George Janica, Anthony Galletta, Ralph Gross, Deborah Gross, Virginia Ann Loecher, John Loecher, Jr., and Deborah Bell, Owners

ADDRESS/LOCATION: General Address: 5230 Pine Island Road / Generally located between SW 82nd Avenue to the east and Pine Island Road to the west, approximately 3/4 of a mile north of Stirling Road.

LAND USE PLAN/ZONING: Residential (3 du/acre) / Community Facilities

REQUEST: **From:** A-1, Agricultural & CF, Community Facilities
 To: R-5, Low Medium Density Dwelling; and

 From: A-1, Agricultural
 To: Community Facilities

EXHIBITS TO BE INCLUDED: Rezoning application, subject site map, planning report, and aerial.

DESCRIPTION: The subject site contains three tracts of land totaling 23.5 gross acres (19.8 acres future residential property and 3.7 future church property). The site is vacant with the exception of five structures, fronting on SW 82nd Avenue, used for nursery purposes. These structures will be removed prior to construction of the proposed development. The site is bound on the north and south by land zoned A-1, Agricultural, to the east by land zoned R-5, Low Medium Dwelling District, A-1, Agricultural, and B-3, Planned Business Center. To the west, across Pine Island Road, is land designated Residential (3 du/ac), within Cooper City.

REQUEST:

The petitioner is purchasing several adjacent parcels of land on Pine Island Road, totaling 23.5 acres. 4.7 acres is currently zoned CF and 18.8 acres is currently zoned A-1. The petitioner is proposing to rezone all of the subject property to create 19.8

contiguous acres of R-5 zoning for the development of 81 detached single family homes and a 3.7 acre parcel zoned CF at the southern end of the property to accommodate a church and related facilities. In order to accomplish this the petitioner is proposing the following zoning actions.

1. **Change the Current Church Property from CF to R-5**

The 4.7 acre parcel, currently zoned CF, is in the center of the property and is owned by Alpha Baptist Church, Inc. This land was purchased to be developed as a house of worship with associated church facilities. However, the petitioner states, “ the narrow configuration of the that parcel (165 feet wide by 1,200 feet long), is not well suited to that church use. Furthermore, the location of the CF within the overall property inhibits the development of anything other than piecemeal residential development on the remainder of the property.” Please note, the current church property is also the subject of a small scale County and Town land use plan amendment to change the land use designation from CF to Residential (3 du/ac). The proposed land use amendment was presented at the July 28, 1999, Planning and Zoning Board meeting (Approved 4-0, Mr. Pisula absent), and approved at the August 4, 1999, Town Council meeting, and is in the process of being transmitted to the Broward County Planning Council. The petitioner is proposing to change the zoning for the current church property from CF to R-5 so that along with the other zoning changes described below, approximately 20 acres of contiguous R-5 zoned property will be available for development in a single well-designed residential subdivision (see attached subject site map).

2. Change Future Church Property from A-1 to CF

The petitioner is proposing to provide Alpha Baptist Church with a better designed 3.7 acre parcel at the south end of the property (“Future Church Property”) for development as a Church with associated facilities. The rezoning of this parcel will provide the Alpha Baptist Church with a parcel that is more appropriate for Church development and, along with the other zoning actions proposed, will create an appropriate development parcel for the proposed single family community. Because there is an existing house of worship within 2,500 feet of the Future Church property, the petitioner is also requesting a variance of the Town Code which prohibits a freestanding house of worship from being located within 2,500 feet of another freestanding house of worship. In addition, the existing CF property would also require a variance before it could be developed with a Church (see attached subject site map).

3. Change other Future Residential Property from A-1 to R-5.

In addition to the existing church property, which is currently zoned CF, there are 15.1 additional acres that are presently zoned A-1, which are proposed for development under R-5 zoning to comprise the 19.8 acre residential development parcel (see attached subject site map).

4. Allocation of 18 Reserve Units to Future Residential Property.

The rezoning sought for the Future Residential property is R-5. Generally, the R-5 zoning district would not be permitted within the Residential (3 du/ac), however, can be permitted with the allocation of reserve units providing for the higher density of 5 units per acre. If approved, the R-5 zoning district would permit the development of up to 105 residential units (21.05 gross acres X 5 units = 105 units). However, the petitioner has determined that a more appropriate and better designed community can be created if the density is limited to 81 units. This would result in an overall gross density of 3.85 units per acre. The Town and County land use plan designation for the Future Residential property (assuming approval of the small scale amendment from CF to Residential (3

du/ac) would not permit more than 63 units on the Future Residential property unless reserve units are assigned. The petitioner is therefore requesting the assignment of 18 reserve units to the Future Residential property. In conjunction with these zoning actions which would rezone the future residential property to R-5, the petitioner will voluntarily commit the future residential property to a restrictive covenant that limits the future residential property to a density of 81 residential units.

ANALYSIS:

Policy 13-3 of the Comprehensive Plan states that the location of regional community facilities should be encouraged, as appropriate, in close proximity to primary transportation facilities and in areas where such uses are complimentary to surrounding existing and planned uses. Policy 17-1 and 17-3 provides that lands designated for non-residential uses shall be located in a manner which facilitates development but does not adversely impact existing and designated residential areas and that all development proposals shall be reviewed for compatibility with adjacent existing and planned uses.

Review of a rezoning request should include consideration of the criteria listed in Section 12-307 of the Land Development Code which is attached hereto, and made a part hereof.

Staff will address the request for Broward County reserve units first, as the proposed rezoning will not be feasible without approval of these units.

A. Reserve Units:

Reserve units, as defined in Section IV.B “Residential Use” of the Broward County land Use Plan, mean additional permitted dwelling units equal to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan.

The use of reserve units is required to permit the proposed R-5 zoning district within the designated Residential (3 du/ac) land use designation. The Residential (3 du/ac) land use permits up to a maximum of 3 dwelling units per acre, while the R-5 zoning permits a maximum of 5 dwelling units per acre. If approved, with the associated small scale land use amendment, the petitioner plans to develop the proposed residential site area at a density of 3.85 units per acre, which would be consistent with the Town and County land use plans, provided the allocation of 18 reserve units.

The Broward County Land Use Plan and the Town of Davie’s Comprehensive Plan identifies the subject site lies within flexibility zone 102, which defines available reserve units. Currently, there are approximately 100 reserve units available within this flexibility zone. Therefore, there is a sufficient amount of reserve units to provide for the petitioner’s request of 18 units. At this time, there are no other formal requests for use of reserve units in flexibility zone 102.

As referenced above, staff has identified there are sufficient reserve units within Flexibility Zone 102 to accommodate the proposed use of 18 units. If the property were developed without the use of reserve units at the designated Residential (3 du/ac), the property would yield a total of 63 units, or a density of 3 du/ac (21.05 gross acres X 3 du/ac = 63 units). With the allocation of 18 reserve units, the same 21.05 gross acre area would yield a total of 81 units (21.05 acres X 3 du/ac + 18 = 81 du) or a density of 3.85 du/ac (81 / 21.05 = 3.85). Respectively,

staff believes the increase of .9 units per acre will not degrade the affected service facilities and create a residential community consistent with the existing Residential (3 du/ac) land use.

The following information outlines the impact to existing service facilities:

SCHOOLS:

As referenced above, the proposed rezoning with an allocation of reserve units will increase the permitted dwelling density per acre, which in turn affects the school system. Student generation rates are determined using a multiplier established within the Broward County, Future Land Use Plan, Public Schools Element, and is based on a per unit capita. Broward County has established an average multiplier that takes in to consideration the increase to Elementary School, Middle School and High School, combined. The defined multiplier for single family units, 4 or more bedrooms, is .439.

In order to determine the affect on the school system staff compared the number of students which could be generated under the existing land use and zoning, the number of student which could be generated under the proposed land use and zoning, and the available capacity of the affected school facilities.

EXISTING CONDITIONS:

Total site area: 18.8 ac Residential (3 du/ac)
 4.7 ac Community Facilities (not included for reserve units)
 23.5 Total acres

Total Students: 18.8 ac X 3 du/ac = 56 units (max. # of units allowed/land use)
 56 units X .439 = 25 students
 25 Total students under existing conditions

PROPOSED CONDITIONS:

Total site area: 19.8 ac Residential (3 du/ac)
 3.7 ac Community Facilities (not included for reserve units)
 23.5 Total acres

Total Students: (21.05 gross ac X 3 du/ac) + 18 reserve units = 81 dwelling units
 81 units X .439 = 36 students
 36 Total students under proposed changes

AVAILABLE SCHOOL CAPACITY:

The educational facilities affected by the proposed amendment are Cooper City Elementary School, Pioneer Middle School, and Cooper City High School. Schools utilize a measurement of Level of Service (LOS) to determine overcrowding for each facility ("A", "B", and "C", with "A" being the best). The capacity of schools are measured using a percentage of available student stations, known as the FISH capacity. The FISH capacity varies as non-classroom resource rooms such as portables, art rooms, and other available space are considered for classroom use. Currently, the above referenced schools are operating at a LOS "B", providing for additional students above the design capacity of the schools with the consideration of additional resource room space. Therefore, there is sufficient capacity for the additional 11 students which would be generated by the proposed rezoning while not degrading the existing LOS, (see chart below).

	<u>1999/2000 Enrollment</u>	<u>Design Capacity</u>	<u>Avail. FISH Cap.</u>	<u>Above Design</u>
<u>Cap.</u>				

Item No.

• Cooper City Elementary	1,101 Students	866 Students	235 Students
• Pioneer Middle School	1,648 Students	1,432 Students	216 Students
• Cooper City High	2,300 Students	1,936 Students	364 Students

TRAFFIC

The following roadway segments (Pine Island Road, Griffin Road and Stirling Road) are affected by the this petition. Pine Island Road between Griffin Road and Stirling Road was recently constructed as a four land divided highway. The current capacity of this roadway segment is 48,900 trips per day, with a current demand of 7,600 trips per day, operating at a LOS "A". Griffin Road and Stirling Road, between University Drive and Pine Island Road are currently operating at a LOS "B". The LOS for all affected roadway segments will not be degraded with or without the proposed rezoning.

The rezoning will also affect SW 82nd Avenue which abuts this property on the east side, however, the petitioner has indicated the proposed development will not be designed with public access off SW 82nd Avenue. A stabilized access will be provided for emergency service access only. Please note, no traffic counts exists for this road as it is a local road and is not included within Broward County's traffic information. It is considered to be a sub-standard road due to its inadequate right-of-way width, however, improvements will occur as development of the vacant parcels along SW 82nd Avenue, between Stirling Road and Pine Island Road, occur. The petitioner will not be exempt from improvements to SW 82nd Avenue even though they do not plan to provide public access off this right-of-way. Traffic concurrency, including impact fees and associated improvements, will be required at the time of platting. This property will require Broward County and Town plat approval.

AFFECT ON ADJACENT PROPERTIES

As referenced above, the petitioner is requesting the rezoning to reconfigure the land to allow for a more suitable land design to accommodate their proposed detached single family subdivision. Aside from the request for 18 reserve units, the existing conditions of the subject area will go virtually unchanged should the rezoning be approved. In reference to the request for 18 reserve units, staff has determined the increase in students and affect on the surrounding trafficway system is insignificant and will not degrade the these facilities with or without this request.

Therefore, staff believes the request would not create an isolated district unrelated and incompatible with adjacent and nearby uses, the proposed change will not adversely affect living conditions in the neighborhood, the proposed change will not adversely affect other property values, the proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations, and the proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public. The proposed rezoning and associated request for reserve units, given the voluntary stipulation, is compatible with existing and adjacent planned uses and consistent with Comprehensive Plan objectives relating to community facility citing.

RECOMMENDATION: The Planning and Zoning Department therefore recommends **APPROVAL** of the requested rezoning from A-1, Agricultural & CF, Community Facilities to R-5, Low Medium Density Dwelling; and from A-1, Agricultural to Community Facilities subject to the small scale land use plan amendment (LABC (SS) 99-4A). In addition, staff also

recommends **APPROVAL** of the request for 18 reserve units as permitted by Broward County, subject to a restrictive covenant that limits the Future Residential property to 81 dwelling units, with a finding that the request is consistent with Comprehensive Plan objectives and is in harmony with the general intent and purpose of the code.

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to approve (3-1, Mr. Greb dissenting, Mr. Kuvin absent) subject to a voluntary amended application, August 11, 1999 meeting.

[Condition of amended application: 1) The petitioner limit 50% of the total number of units to 3 bedrooms or less, 2) the request for 18 reserve units subject to the restrictive covenant limiting the property to 81 dwelling units, and 3) the approval of the variance V 7-2-99.]

Prepared by:

Reviewed by:

**TOWN OF DAVIE
CODE OF ORDINANCES
(EXCERPT)**

Section 12-307. Review for rezonings.

- (a) The proposed change is/is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;**
- (b) The proposed change would/would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;**
- (c) Existing zoning district boundaries are/are not illogically drawn in relation to existing conditions on the property proposed for change;**
- (d) The proposed change will/will not adversely affect living conditions in the neighborhood;**
- (e) The proposed change will/will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;**
- (f) The proposed change will/will not adversely affect other property values;**
- (g) The proposed change will/will not be a deterrent to the improvement or development of other property in accord with existing regulations;**
- (h) The proposed change will/will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;**
- (i) There are/are not substantial reasons why the property cannot be used in accord with existing zoning.**
- (j) The proposed zoning designation is/is not the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.**





